IVINS CITY
PLANNING COMMISSION
MINUTES
November 14, 2017
435-628-0606

1) WELCOME AND CALL TO ORDER

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 5:30 p.m. All present included Chairman Jeff Loris, Commissioner Adel Murphy, Commissioner Bryan Pack, Commissioner Mike Scott, and Commissioner Lance Anderson.

Staff Attending: Dale Coulam-City Manager/Attorney, Mike Rodriguez-Building and Zoning Administrator, and Sharon Allen-Deputy City Recorder.

Audience Attending: Rose and William Watson, DeAnne and Kerry Haut, Tim and Jill Toller, CJ Unzen Klein, Claudette Larsen, Jake Heward, Mike Wolschon, Neal Berndt, Dee Osborn, Don Mathews, Brian Lewis, Rob Rousch, as well as others who did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Mike Scott

C. Invocation--Commissioner Bryan Pack

D. Disclosures

Commissioner Lance Anderson stated that he has a conflict with Taviawk IX-S Final Plat. No other conflicts.

2) REPORTS AND PRESENTATIONS --

A. Concept Plan Report for Red Mountain Vistas, located at approximately Hwy 91 and 300 West. Blake Frei-Owner. Bush and Gudgell-Applicant.

Mike Rodriguez stated that this is the proposal for 72 townhouses on 7.5 acres and recently went through a zone change. The proposed improvements appear to be in compliance with city ordinances. The townhouses will each have a two-car garage. This project may be impacted by the Master Transportation Plan update.

B. Concept Plan Report for Kee Stone Village, located at approximately 600 West and 280 South. Brett Kee-Applicant.

Mike Rodriguez stated this is the concept plan for Kee Stone Village. It consists of 13 lots on 4.63 acres. It is located at 600 West and 280 South, North of Cliffrose Phase 3. It receives its primary access off 600 West and its secondary access through Phase 3 of the Cliffrose subdivision. It is zoned R-1-10 so 10,000 sq ft lots. The proposed improvements appear to be in compliance. The developer will work with staff to put in a hammerhead or a cul-de-sac for fire access. **Dale Coulam** confirmed that the primary access is off 600 West and the secondary access comes through Cliffrose; the private owners to the east do not want a road through their property.

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS-

A. Public Hearing of a proposed Preliminary Plan and Zoning Map Amendment for Subdivision Enhancement Overlay District for Haven at Heritage Acres, located at approximately 400 West and 400 South. Seth Foster-Owner. Alpha Engineering-Applicant.

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Mike Rodriguez stated that this is proposed South of Unity Park that is now Medium Density Residential with R-1-10 zoning. The developer is donating 2 acres of open space for a detention basin at the South end of the project. Staff considers this to be in compliance with City regulations. Chairman Loris opened the public hearing. Jake Heward on behalf of the developer was present for questions. Hearing no comments, **Chairman Loris** closed the public hearing.

B. Discuss and consider recommendation of a proposed Preliminary Plan and Zoning Map Amendment for Subdivision Enhancement Overlay District for Haven at Heritage Acres, located at approximately 400 West and 400 South. Seth Foster-Owner. Alpha Engineering-Applicant.

Chairman Loris asked why the lots were smaller than 10,000 sq. ft. What did they give up to get the smaller lots? **Dale Coulam** explained that they have to give 10% open space to qualify for a Subdivision Enhancement Overlay. The applicant is not asking for a density bonus. They are asking to put the same density on the remaining land after they give up the 2 acres. They want the same number of lots they would have put on it but they donated the land. It takes a SEO to do that. It ends up similar to Cliffrose as far as lot sizes. They gave up the 2 acres for a regional detention basin. Jeff Loris noted the larger lots are along the street. **Lance Anderson** stated that people along the park wanted some parking on 400 South. **Dale Coulam** stated there will be parallel parking. We are maximizing the detention basin already. There is not enough property for off-street parking, but it will now be organized parking. **Lance Anderson** asked if we had control over height? **Dale Coulam** stated just the maximum height of 25 feet. **Jeff Loris** asked if the roads will be named later on? **Mike Rodriguez** replied, yes. **Jeff Loris** stated 38 foot roads have sidewalks on one side. 43 feet is on both sides.

MOTION: Commissioner Bryan Pack moved to recommend approval of the proposed Preliminary Plan and Zoning Map Amendment for Subdivision Enhancement Overlay District for Haven at Heritage Acres, located at approximately 400 West and 400 South. Seth Foster-Owner. Alpha Engineerng-Applicant.
SECOND: Commissioner Mike Scott
VOTE: The motion carried unanimously.

Chairman Jeff Loris	AYE
Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE
Commissioner Lance Anderson	AYE

C. Public Hearing of proposed zoning text amendments, regarding recreational vehicles parking and carport restrictions.

Mike Rodriguez stated that this is to hear some amendments towards parking of recreational vehicles and construction of carports. We have two pictures to show, one is with the screen wall. and conceals the lower portion. The next photo is of RVs parked alongside the residence without a wall. These are to take into consideration. The second issue is the construction of carports. Currently they are only allowed in the old township and they are restricted to metal carport structures limited in size to 12 feet by 22 feet and a maximum entry height of 10 feet. It limits a lot of RVs that people want to keep covered from the elements. They won't fit under a structure of that size. We are looking for input to change that ordinance to be able to help protect those RVs. **Adel Murphy** opened the Public Hearing. Comments on both issues are being accepted. **Bill Watson** stated that he lived on 125 E 350 N. He recently purchased a new toy hauler. This last summer the harmful sun rotted all four of the vents that open and close. They

need to be replaced. The trailer is not yet a year and a half old. Temperatures got up to 150 degrees inside. He would like to look at the ordinances that prohibit him from building a carport. It is 12'6" tall and 24' in length. The average length of trailers being sold today is between 21 and 28 feet and 13 feet plus high. He is asking for permission to change the ordinance to allow the necessary height to save his trailer. **Michael Holmes** stated he lives on 47 East 490 South in the mobile home area. His RV toyhauler is in the front yard and will not fit between houses. He believes he has been brought up to current code. He would like to know if it is okay in the front setback as long as it is on hard surface, like asphalt, concrete or gravel? **Dale Coulam** suggested he speak with Mike Rodriguez regarding his particular situation to be sure he is in compliance. **Adel Murphy** closed the Public Hearing.

MOTION: Commissioner Bryan Pack moved to approve moving the Public Hearing of proposed zoning text amendments, regarding recreational vehicles parking and carport restrictions to the first Public Hearing item.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE
Commissioner Lance Anderson	AYE

D. Discuss and consider recommendation of proposed zoning text amendments, including carport restrictions and recreational vehicles.

Commission Bryan Pack inquired if there was a purpose to our original ordinance? **Dale Coulam** stated Council at that time was going for more requirements for garages that included RV's and that is why it was restricted to the old part of town. The main issue is the size and there is no dispute that the size of RVs has increased dramatically. **Commissioner Mike Scott** stated both the footprint and the size of the entry. **Mike Rodriguez** stated the height can be no taller than the primary structure but the entry point can be no taller than 10 feet; that is why it has been difficult. Bill Watson started his RV parking structure and his intent was to park his RV underneath. We visited him because what he wanted to build couldn't be built. **Commissioner Mike Scott** stated that the only real issue is to make the footprint wider. How could it be detrimental in that zone? **Commissioner Lance Anderson** stated it has to have a relationship to the home. **Commissioner Mike Scott** inquired with no set length, but maybe keep it no longer than the length and height of the house? **Commissioner Lance Anderson** stated we just don't want our carports to be bigger than our houses. **Chairman Jeff Loris** arrived at 19:16 and had no conflicts with the agenda. He inquired what the height of carports can be? **Mike Rodriguez** stated they generally can't be taller than the height of the house. **Commissioner Adel Murphy** stated she agrees on the front area. Carports should not be sticking out past the front of the house. They would still have to comply with setbacks. **Mike Rodriguez** stated another challenge is that currently they are limited in size based on the size of the footprint of the primary home, and on the lot, and whether it is determined to be attached or detached garage is determined by how far it is set back from the primary structure. If it is less than 10 feet then it is considered attached and they also have certain restrictions. **Commissioner Lance Anderson** stated in Bill Watson's situation would these changes help him? **Mike Rodriguez** stated that every situation is different, and in Mr. Watson's situation, he had a challenge on the sides of his lot. The size and configuration of the lot in each situation would

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have to be based on their own merits. **Commissioner Adel Murphy** stated we could use the carport and do a percentage of the sq footage of the home. **Commissioner Lance Anderson** stated the challenge Mr. Watson has is meeting the side yard setback. **Mike Rodriguez** stated the issues that have been raised is the restrictive size in the areas that they are allowed, being limited to 12 by 22 feet; as well as the entry height only being 10 feet. **Commissioner Lance Anderson** stated none of us have a problem making the carports bigger than they are now, where they are allowed. If we applied the attached garage formula to it and kept using the percentage scale on the backyard, and change the height and make a 3-5 feet setback so it doesn't line up with the front of the house. Carports are just a cover with no walls. So in Mr. Watson's case, he would start building it 3-5 feet back and do it 50% of his house size and keep it lower than the maximum height of his home. The entrance should be 13.6 feet because most overpasses are 13.6 feet. Also he would comply with it being only 25% of his backyard. So those are his parameters. If we restrict width is 12 feet and length is based on the home size. **Commissioner Mike Scott** stated so if we stated a max height of 15 feet or the height of the house, whichever is smaller, that would give them their clearance. **Chairman Jeff Loris** stated he had two technicalities. On 17C it says constructed of 26 gauge steel. Is that the minimum? **Mike Rodriguez** stated the way the code reads now, they have to comply with size requirements and be constructed of 26 gauge steel or aluminum. We could change the language to include other types of materials. **Chairman Jeff Loris** stated it should just say minimum. **Commissioner Lance Anderson** stated we could take that language out and just say meet City code. Can we make it so this can cover all carports? **Dale Coulam** stated this is just referring to metal right now. We would need a different discussion to do others. **Commissioner Lance Anderson** stated he would encourage other materials. **Mike Rodriguez** stated that a carport is defined as a roof structure open on two or more sides. **Chairman Jeff Loris** stated that on Item H is states carports are open on three sides. **Dale Coulam** clarified that C should say, if metal, it should be constructed of 26 gauge steel minimum. We can come up with language as far as other materials. We could change the heading as long as it is still applying to just carports, so we could come back with a minimum standard on that. **Chairman Jeff Loris** stated on Item 14 on drainage it says no stormwater shall run off into adjacent properties, but under Item 3 B2 It states the identical statement. **Commissioner Adel Murphy** stated one is for garages. One is for accessory buildings. **Dale Coulam** stated one could be eliminated. **Commissioner Lance Anderson** asked to have staff look at this and revise it and look at it again. **Dale Coulam** inquired how they all felt about screening? **Commissioner Lance Anderson** stated we should stick with the screening we have. **Commissioner Bryan Pack** stated he is comfortable leaving it as it is currently. **Commissioner Mike Scott** stated he felt the same. **Dale Coulam** stated staff would bring this back next meeting.

E. Public Hearing regarding Ivins City Moderate Income Housing Plan Update.

Dale Coulam stated that Commissioner Mike Scott gave comments and his idea was to be consistent throughout and to reference timeframes. So he has gone through and made those changes. There were references to software and programs that we do not have access to. Five Counties did this plan. We are simply updating that plan. On Page 4 of the top there was information from the Kem Gardener Policy Institute. That did not exist when the plan was originally done. For consistency, we have used the source of the original plan. It is our recommendation to update the plan to this extent and on a future update we will ask Five Counties to run the numbers again for us using the Kem Gardener Policy Institute information as

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another source. We are required to review this every two years. **Chairman Jeff Loris** opened up the Public Hearing. Hearing no comments, **Chairman Jeff Loris** closed the Public Hearing.

F. Discuss and consider recommendation regarding Ivins City Moderate Income Housing Plan Update.

Commissioner Mike Scott stated that the new data that Chuck Gillette put in was great. **Dale Coulam** thanked Commissioner Mike Scott on his additions to the update as well.

MOTION: Commissioner Adel Murphy moved to approve recommendation regarding Ivins City Moderate Income Housing Plan Update.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE
Commissioner Lance Anderson	AYE

5) DISCUSSION AND POTENTIAL ACTION ITEMS-

A. Discuss and consider approval of Final Plat for Taviawk IX-S, located on the corner of Wicasa and Talasi Way. Kayenta Development-Owner. Lance Anderson-Applicant.

Commissioner Lance Anderson recused himself. **Mike Rodriguez** stated this is a single lot plat at Wicasa and Talasi. Staff has reviewed the plat and it appears to comply with our City guidelines. **Chairman Jeff Loris** stated that he sees no issues.

MOTION: Commissioner Bryan Pack moved to approve Final Plat for Taviawk IX-S, located on the corner of Wicasa and Talasi Way. Kayenta Development-Owner. Lance Anderson-Applicant.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE
Commissioner Lance Anderson	RECUSE

B. Discuss and consider recommendation of a proposed Preliminary Plan for Best Acres Twin Homes, located at approximately between 100 West and 200 West on 200 South. Tim and Gia Best-Owner. Brian Lewis-Applicant.

Mike Rodriguez stated that this is the preliminary plan for Best Acres twinhomes and has 5 lots, with each being at least 10,000 sq feet. Each is required to have a two-car garage. Staff has reviewed and the plan complies with our City guidelines.

MOTION: Commissioner Adel Murphy moved to approve recommendation of a proposed Preliminary Plan for Best Acres Twin Homes, located at approximately between 100 West and 200 West on 200 South. Tim and Gia Best-Owner. Brian Lewis-Applicant.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE

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Commissioner Mike Scott	AYE
Commissioner Lance Anderson	ABSENT

C. Discuss and consider recommendation of a proposed amendment to Preliminary Plan for Red Desert Subdivision, located at approximately 400 East and 600 East and 350 N to 400 N. Rob-Roush-Owner. Red Earth Development-Applicant.

Mike Rodriguez stated that this plan has 14 lots and the changes being made were at the entry and the phasing of it. They have moved one lot line so that it now is a standard lot size, and creates a standard subdivision. **Dale Coulam** stated now it does not use lot averaging.

MOTION: Commissioner Bryan Pack moved to approve recommendation of a proposed amendment to Preliminary Plan for Red Desert Subdivision, located at approximately 400 East and 600 East and 350 N to 400 N. Rob-Roush-Owner. Red Earth Development-Applicant.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE
Commissioner Lance Anderson	ABSENT

D. Discuss and consider approval of Final Plat for Fremont at Snow Canyon, located at approximately 100 West Center. Freemont at Snow Canyon, LLC-Owner. RDM Land and Development-Applicant.

Mike Rodriguez stated that this is a townhome project with eight separate buildings, four units per buildings. Two have three units and the rest have four. Each has a two-car garage. 100 West has the fire access. It has been reviewed by staff and complies with our standards. Primary access will be off of Center Street.

MOTION: Commissioner Bryan Pack moved to approve Final Plat for Fremont at Snow Canyon, located at approximately 100 West Center. Freemont at Snow Canyon, LLC-Owner. RDM Land and Development-Applicant.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE
Commissioner Lance Anderson	ABSENT

E. Discuss Transportation Master Plan in regards to streets in Multi-Family/Townhome projects.

Chairman Jeff Loris stated there was a lot of verbiage changed, but it was helpful. **Mike Rodriguez** stated that the City Engineer proposed these changes. These are more for single family home subdivisions. As we discussed earlier, the townhouse project, they can be built to a smaller road size, private streets but they have to meet fire code and drainage and pedestrian access. **Chairman Jeff Loris** inquired if there is anything in there about improvements and upkeep of the road? **Mike Rodriguez** stated that private streets are maintained by homeowners. **Chairman Jeff Loris** stated that a few months ago we had a citizen come in on a private street and they couldn't afford to keep up the street. **Dale Coulam** stated he was asking

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the City to take the street over and maintain it. The road did not meet City standards so the City Council declined that request. **Mike Rodriguez** stated private streets still have to be maintained to City standards. We will continue this discussion at our next meeting.

F. Discuss and consider approval of the Ivins City Planning Commission minutes for October 17, 2017.

MOTION: Commissioner Bryan Pack moved to approve the Ivins City Planning Commission minutes for October 17, 2017.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE
Commissioner Lance Anderson	ABSENT

6) REPORTS
A. Planning Commission
B. Chairman
C. Building and Zoning Administrator, Mike Rodriguez
D. City Attorney, Dale Coulam

Dale Coulam stated that the City received a letter regarding Kee Stone Village from the Haut's and they were here earlier. This was just a concept plan report. They wanted the City to know of their concerns. They do not want that street to continue on to their private property. Cliffrose is that propertys' secondary access. The Staff Christmas Party is December 12th at 6 pm at Santa Clara City Office.

E. Items to be placed on future agendas
7) ADJOURNMENT

MOTION: Commissioner Mike Scott moved to approve ADJOURNMENT
SECOND: Commissioner Bryan Pack
VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE
Commissioner Lance Anderson	ABSENT

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